(PARCEL "A"): BEG AT NW COR OF S
665.36 FT, E 2167.18 FT TO W R/W
441, N 11 DG E ALONG R/W, 684.50

MEDINA FRANCO
141 SW MEDINA CT
LAKE CITY, FL 32024

2026

15-6S-17-09676-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	137,040
TOTAL MARKET VALUE	10,693
SOH/AGL Deduction	0
ASSESSED VALUE	10,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,693
TOTAL JUST VALUE	137,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2435	10/29/2025	WD	Q	V	01	240,000
GRANTOR: COYLE DANIEL JESSUP						
GRANTEE: MEDINA FRANCO						
1493/243	6/14/2023	WD	Q	V	01	249,000
GRANTOR: HARRELL ORBRA W JR						
GRANTEE: COYLE DANIEL JESSUP						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	23.42	AC		1.00	1.00	1.00	445.00	445.00	10,422							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	10.84	AC		1.00	1.00	1.00	25.00	25.00	271							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.26	AC		1.00	1.00	1.00	4,000.00	4,000.00	137,040							

REVIEW DATE 08/02/2023 BY ME Total Acres: 34.26 Total Land Value: 10,693 Market: 137,040 Agricultural: 10,693 Common: 0 PRINTED 11/18/2025 BY SYS